

KANYAR

Twenty-two
Residential Garden Tower

BY:
THE “NO” STUDIO



استودیو
معماری
نو

2026



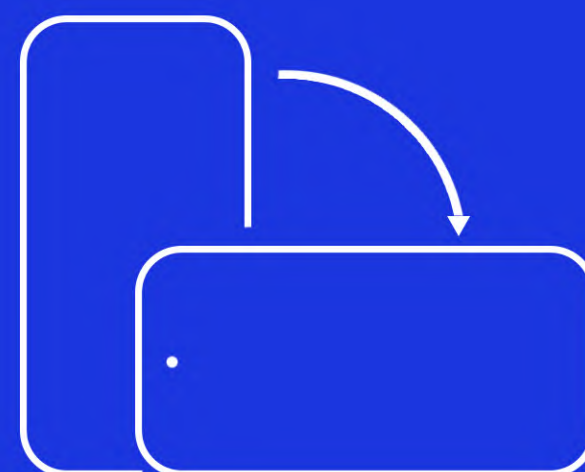
KANAR

Residence

By: the "No" Studio

2 0 2 6
www.no-studio.ir

اگر با موبایل این فایل را بررسی میکنید لطفا گوشی
خود را بچرخانید.



If you are viewing this file on a mobile device, please rotate
your phone.

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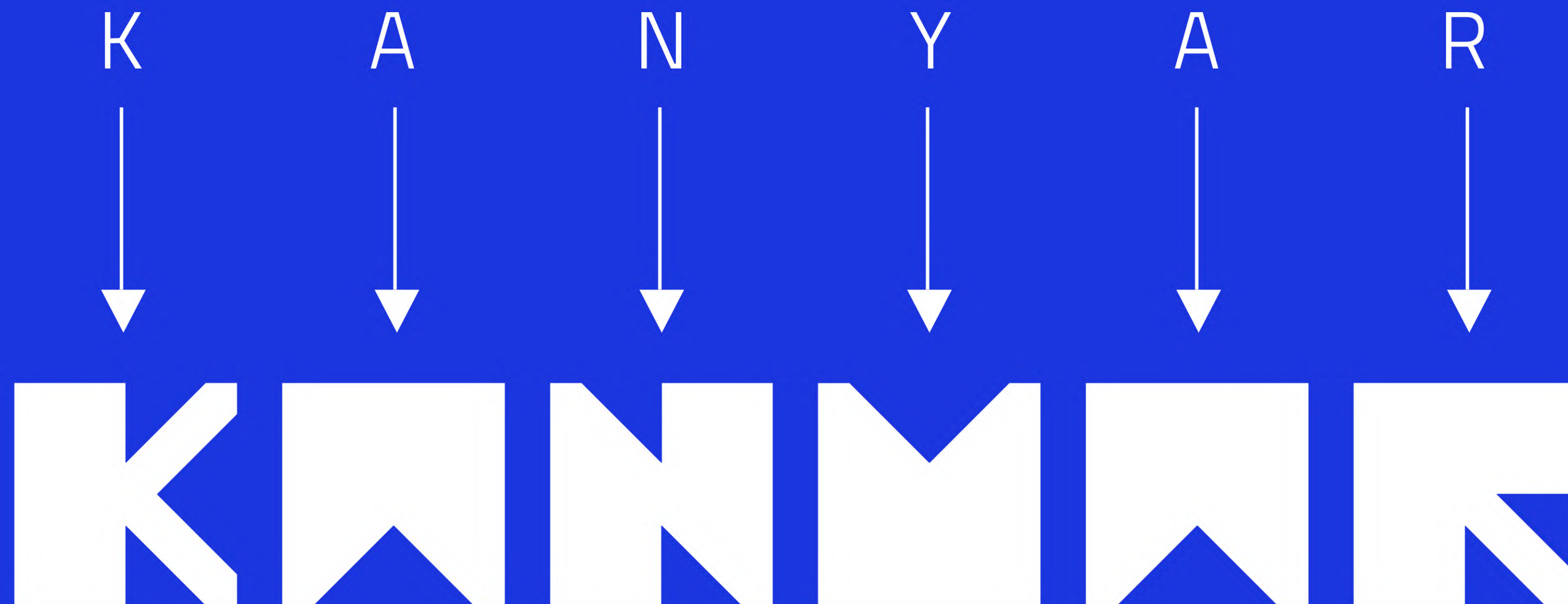


برند شما هویت شماست.

کانیار

K A N Y A R

برند باید ترکیبی از نام شما و نشانه ای به یاد ماندنی باشد.
جایی که مخاطب با دیدن آن تصویر در هر نقطه ای از شهر شما را شناسایی کند.



با تبدیل حروف و ایجاد هندسه ای قوی که بیانگر اصالت و رسته کاری برند شما باشد.

KW N
MWR

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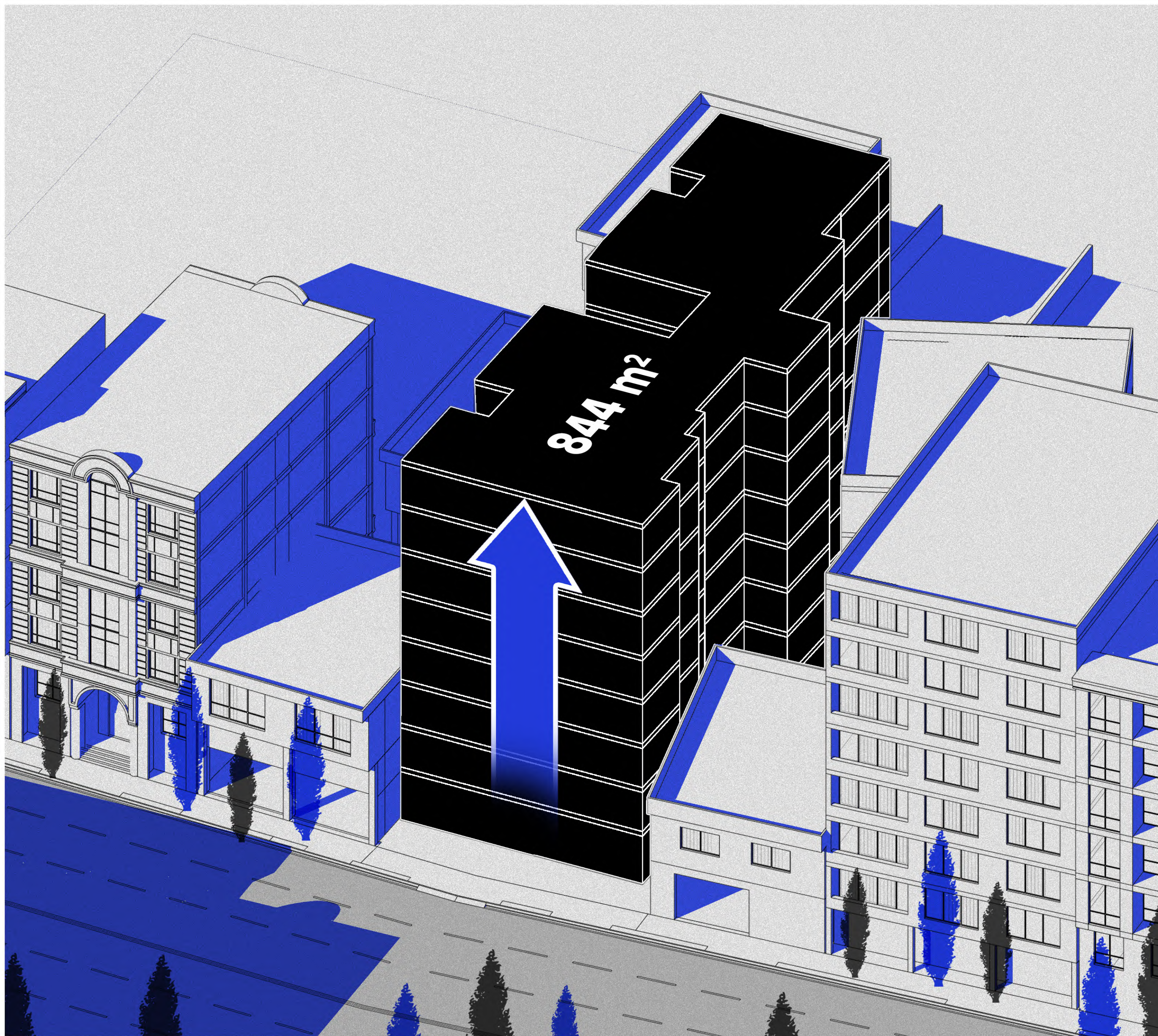
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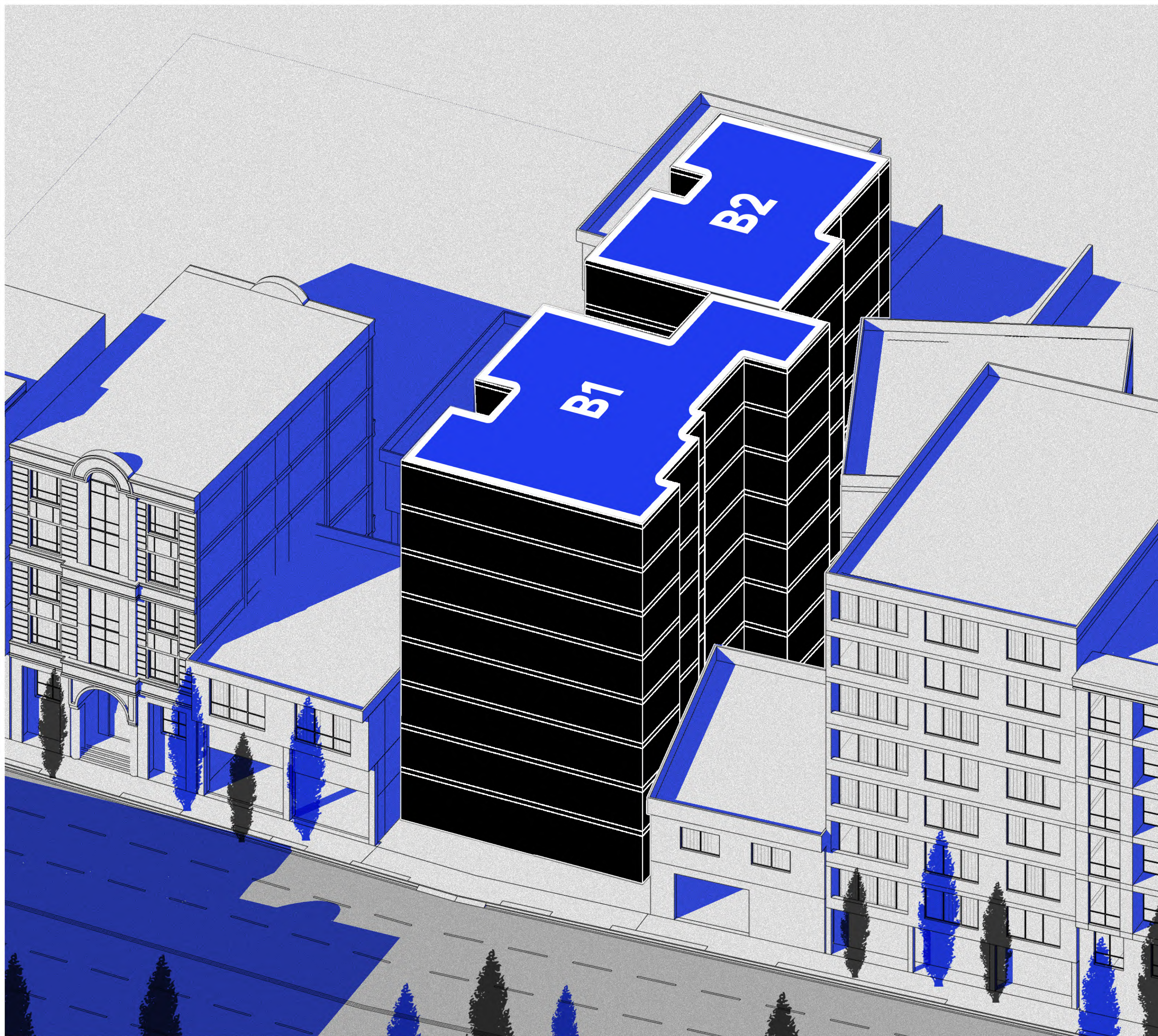
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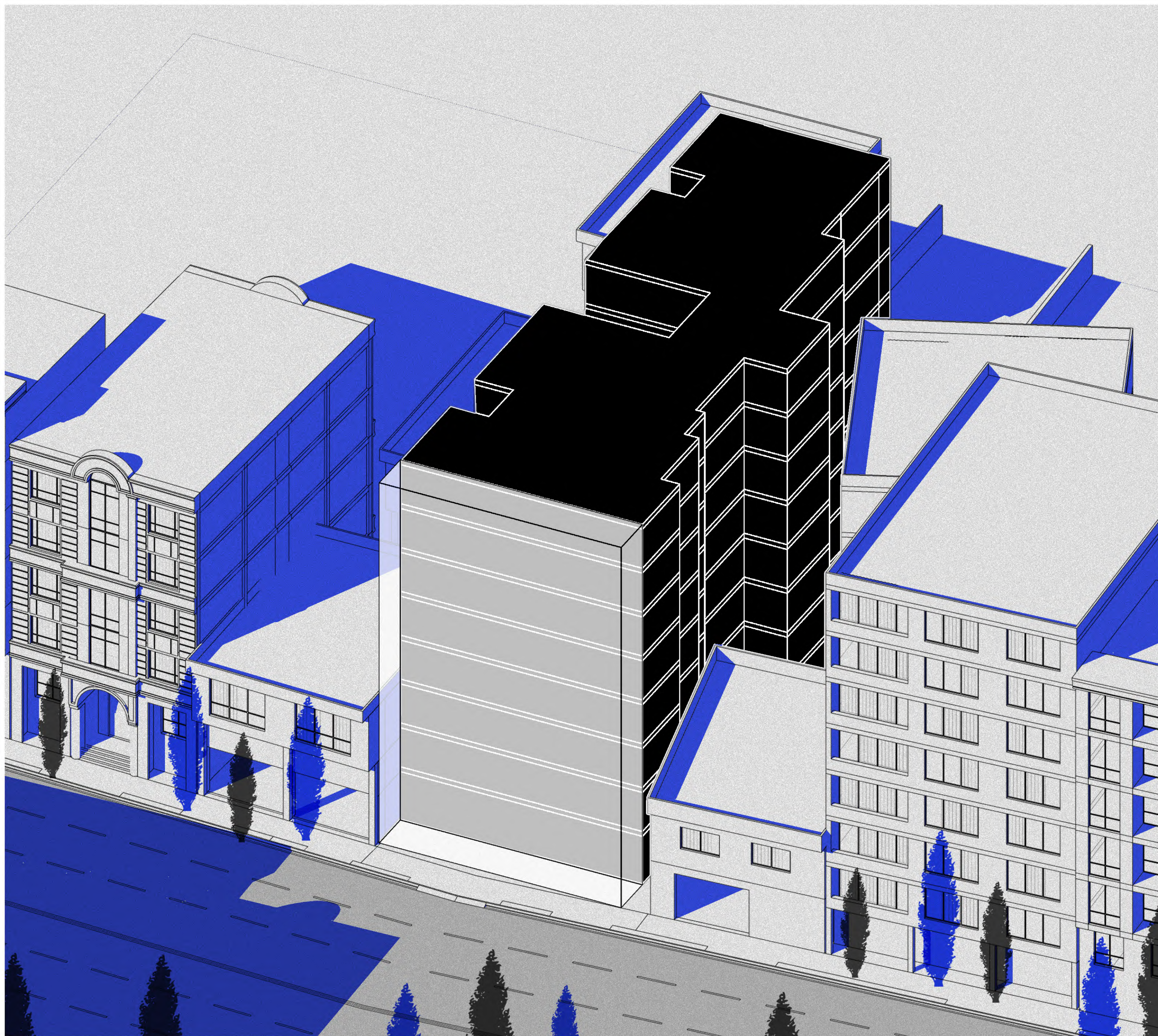
01

The first step is to extrude the architectural floor plan.



02

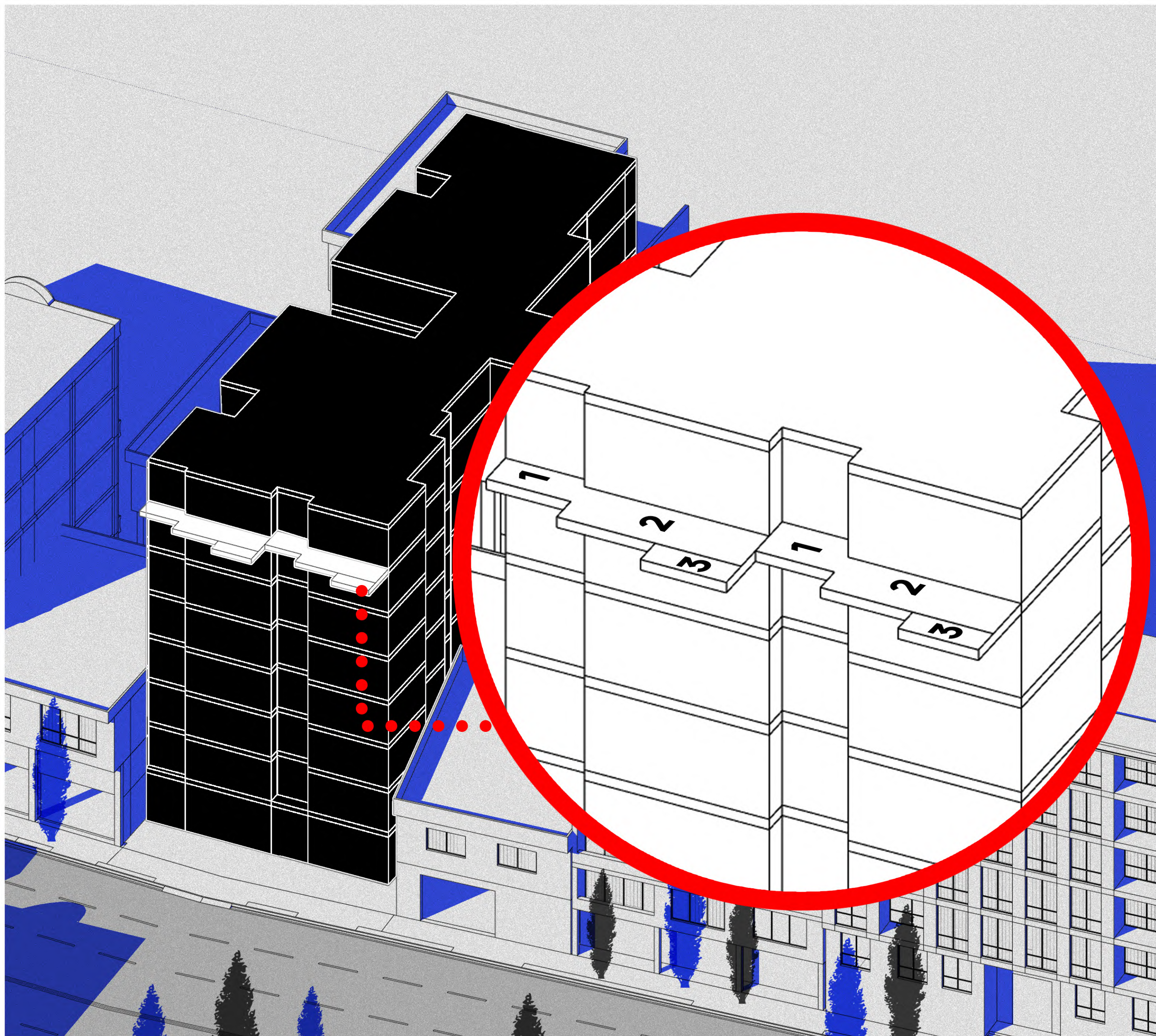
Blocks 1 and 2 have separated from the mezzanine, but they are still connected to each other within the overall structure.



03

The boundaries of the double-height terraces are placed along the northern edge of the façade and integrated with the main street to create a stronger visual quality.

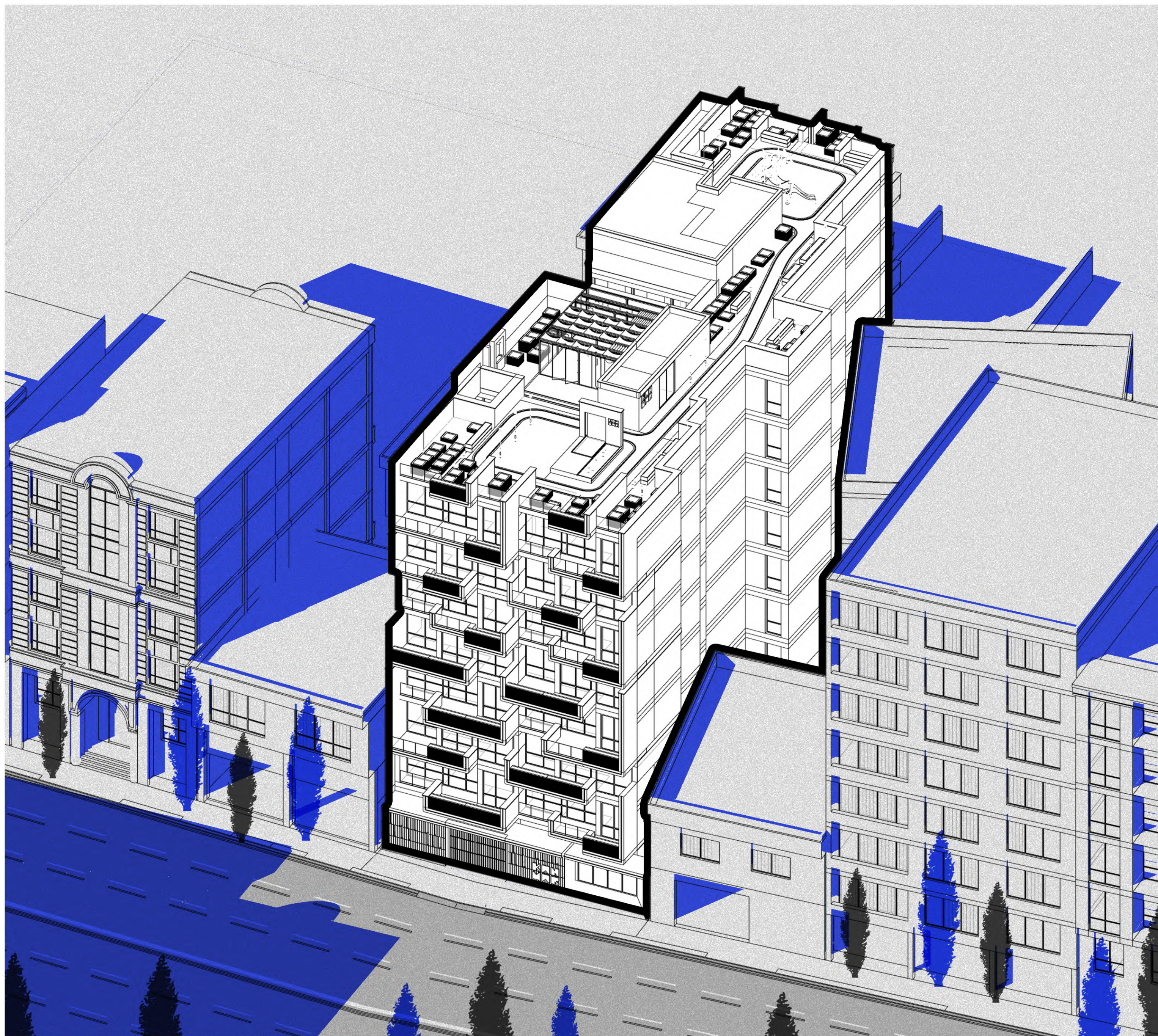
Alternative-01



01: part one (private)
02: Part two (Public)
03: Green zone

04

In the first option, you can see the division of the terraces into three sections.



05

Final Facade.



FLOATING GARDEN

That's a beautiful core concept for the project! The idea of suspended terraces where trees connect the earth to the sky is very evocative.



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CLOSE-UP

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ENTRANCE VIEW

The main entrance was particularly challenging due to the width of the parking area. It needed to serve as the project's initial showcase, the first visual statement of the design.



NIGHT MODE

The project's nightlife is a significant aspect of its beauty, where light bestows a stunning radiance.



NIGHT MODE

The project's nightlife is a significant aspect of its beauty, where light bestows a stunning radiance.



SOUTH

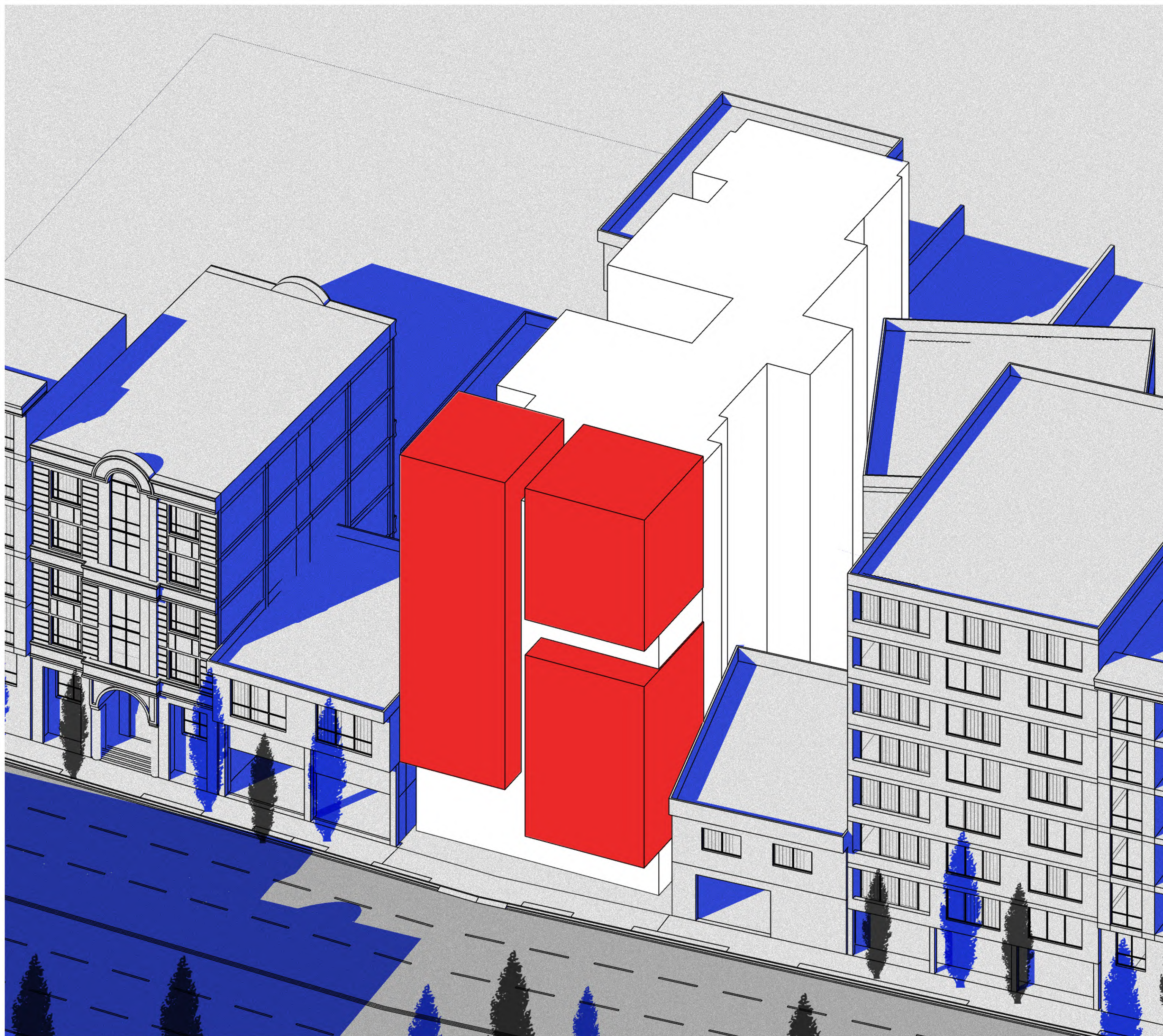
The southern facade of the project could be a composition of double-height terraces, which would effectively increase the building's overall square footage.



SOUTH

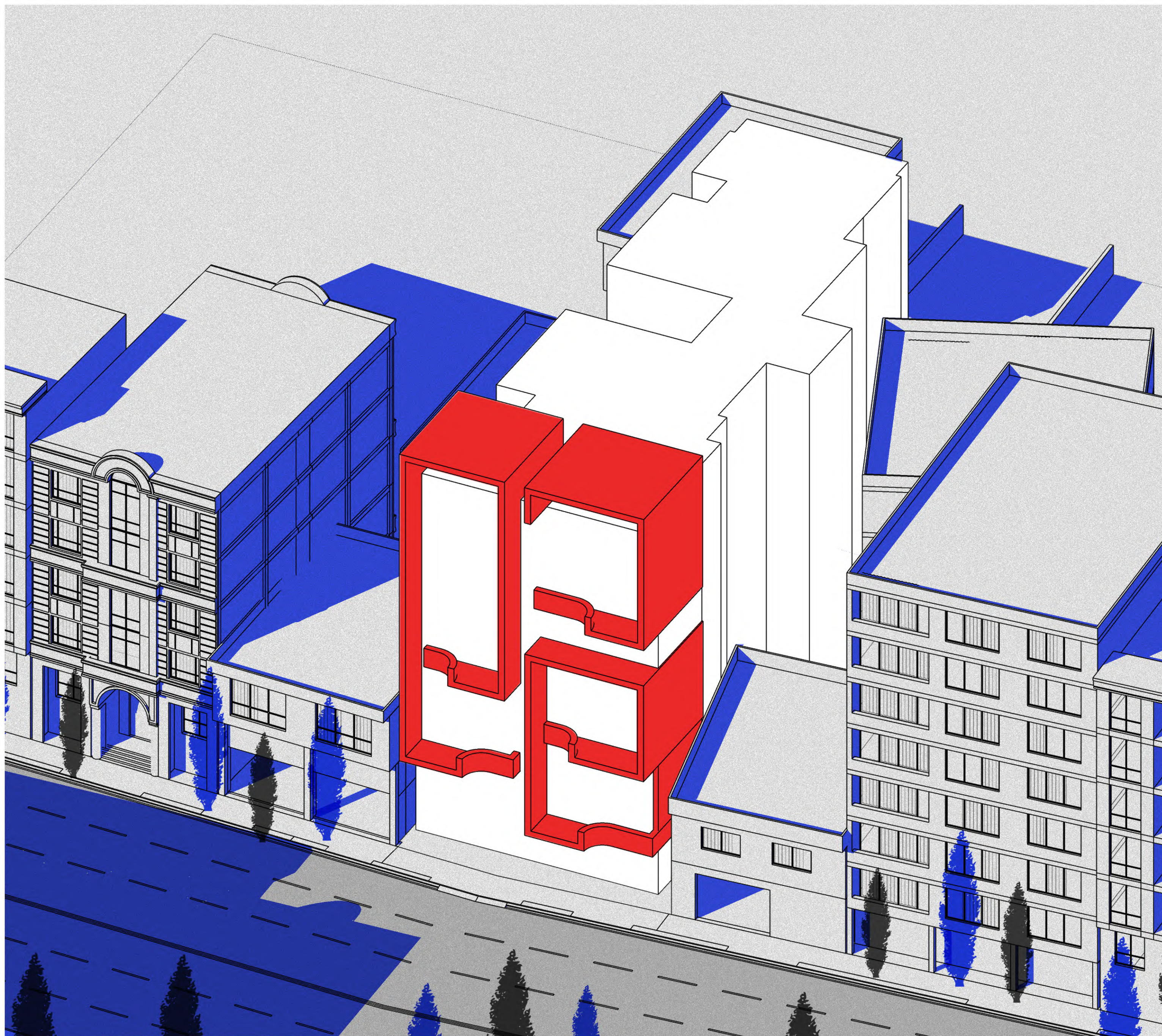
The southern facade of the project could be a composition of double-height terraces, which would effectively increase the building's overall square footage.

Alternative-02



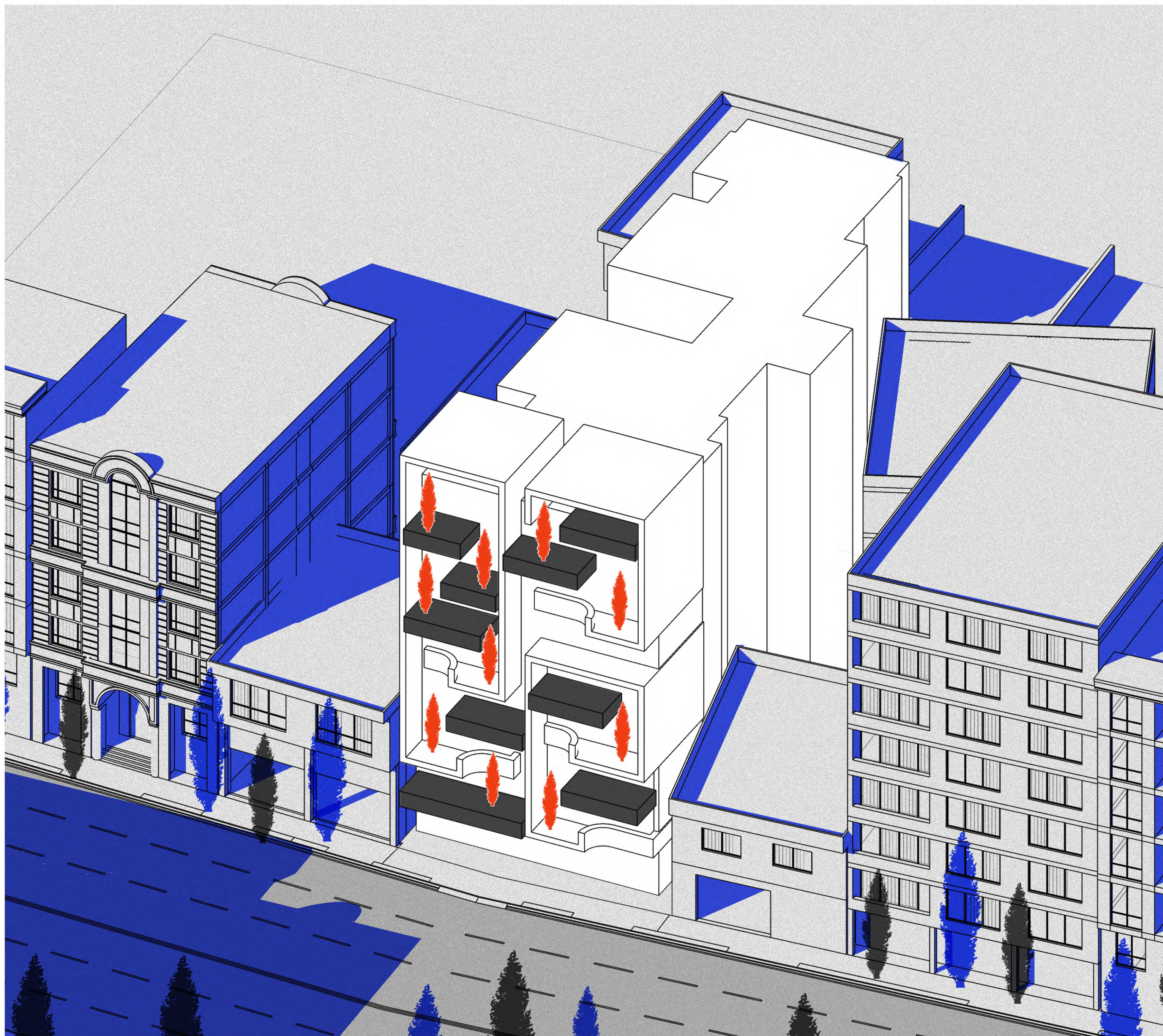
06

Dividing the project into three main volumes would greatly enhance the facade's grandeur and aesthetic appeal.



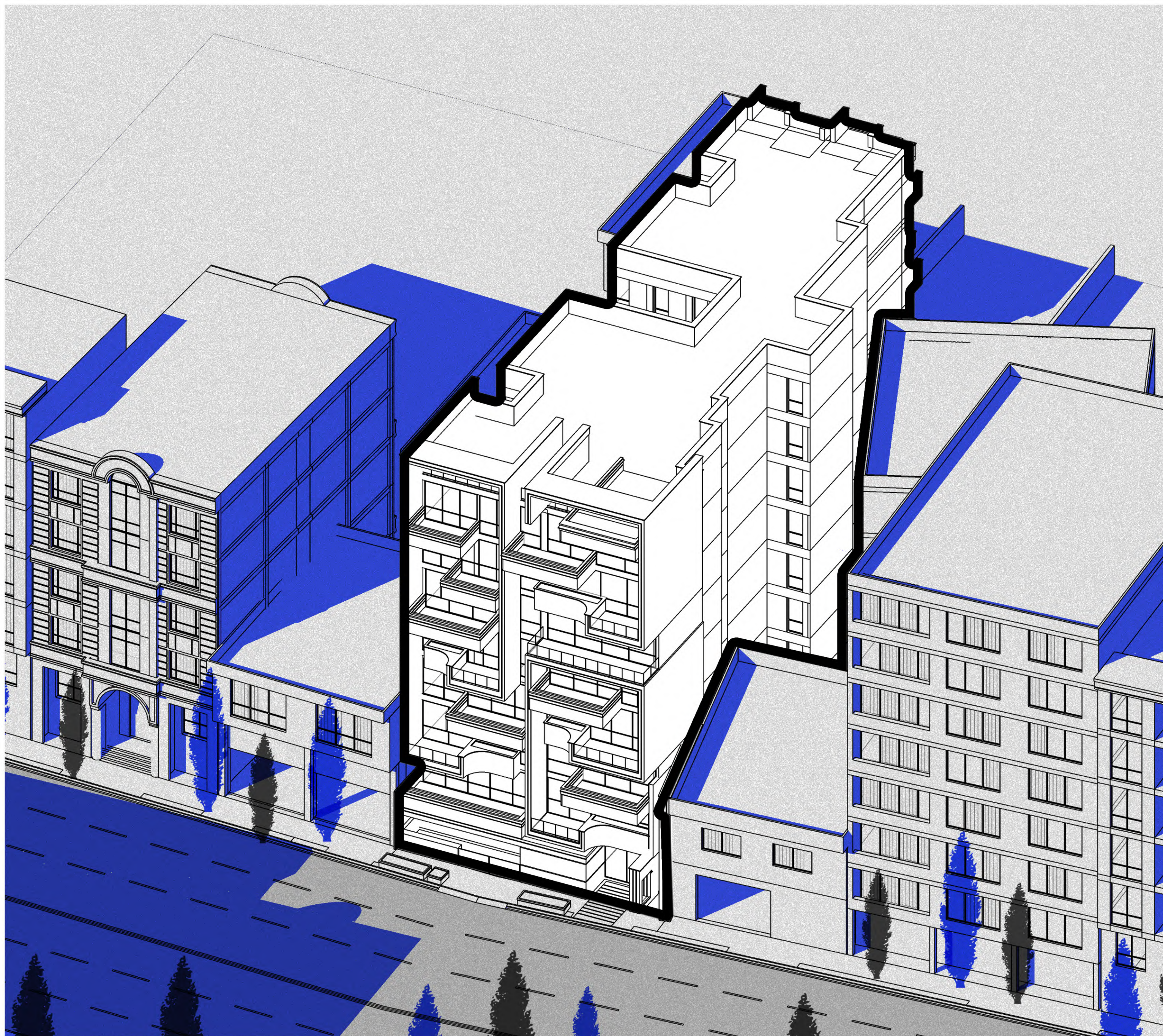
07

We have assigned a unique formal characteristic to each volume, ensuring the building becomes a landmark within the urban fabric.



08

The double-height terraces indeed offer a prime opportunity for integrating high-quality green spaces. This can create a visually stunning and environmentally beneficial aspect for the project, enhancing both the aesthetic and the well-being of its occupants.



09

Final Facade



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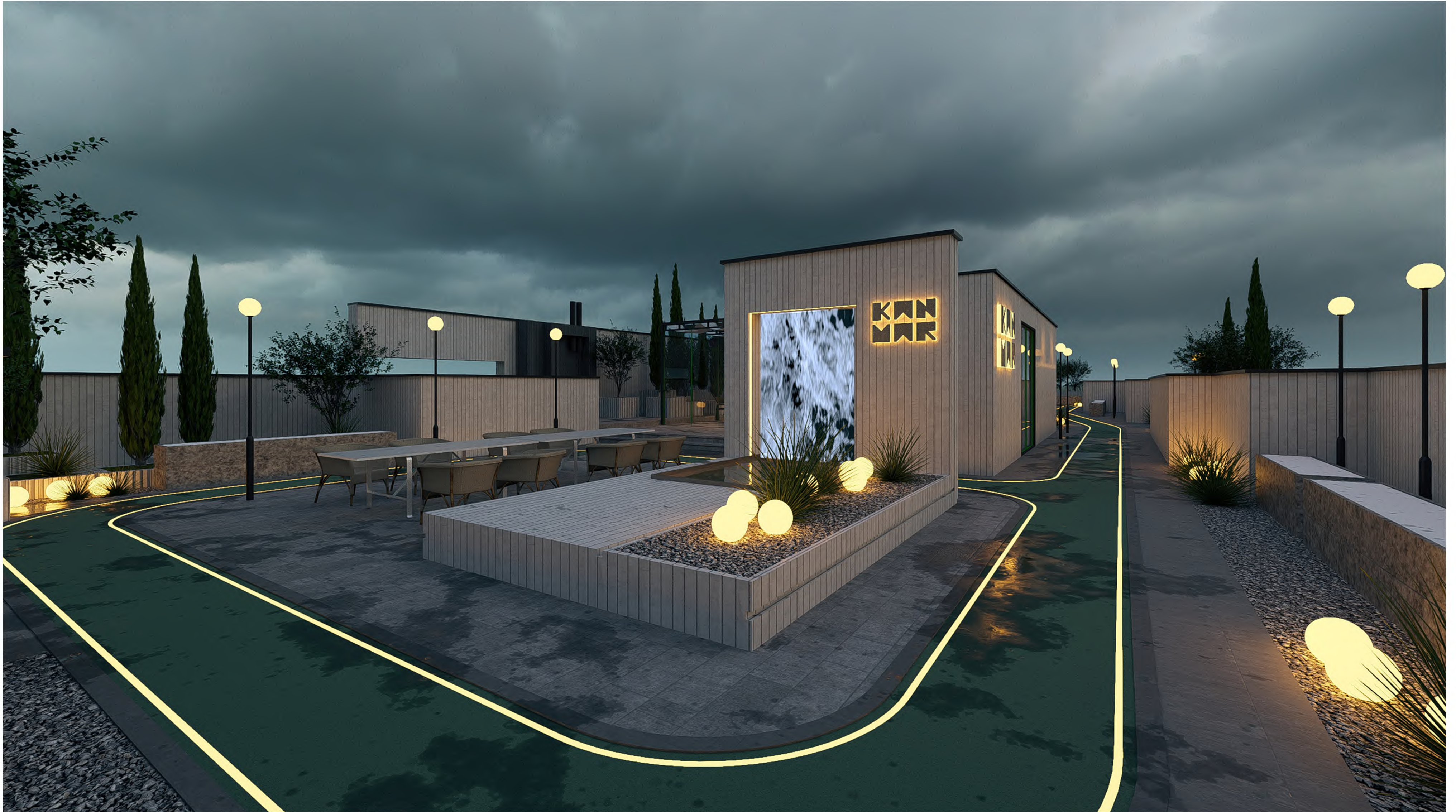
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Roof-Garden



ROOF GARDEN

Lightweight water feature and wellness walkway integration.



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Lightweight water feature and wellness walkway integration.



ROOF GARDEN

The retractable roof creates a dual-quality space, allowing for adaptive transitions between an open-air gathering area and a sheltered enclosure



GREEN PATH

The green path provides a dedicated fitness space, allowing residents to exercise while immersed in a landscaped environment.



ROOF GARDEN

Lightweight water feature and wellness walkway integration.



PLAYGROUND

Incorporating a dedicated children's play area is a pivotal component of the project, significantly enhancing the overall livability and appeal for families.

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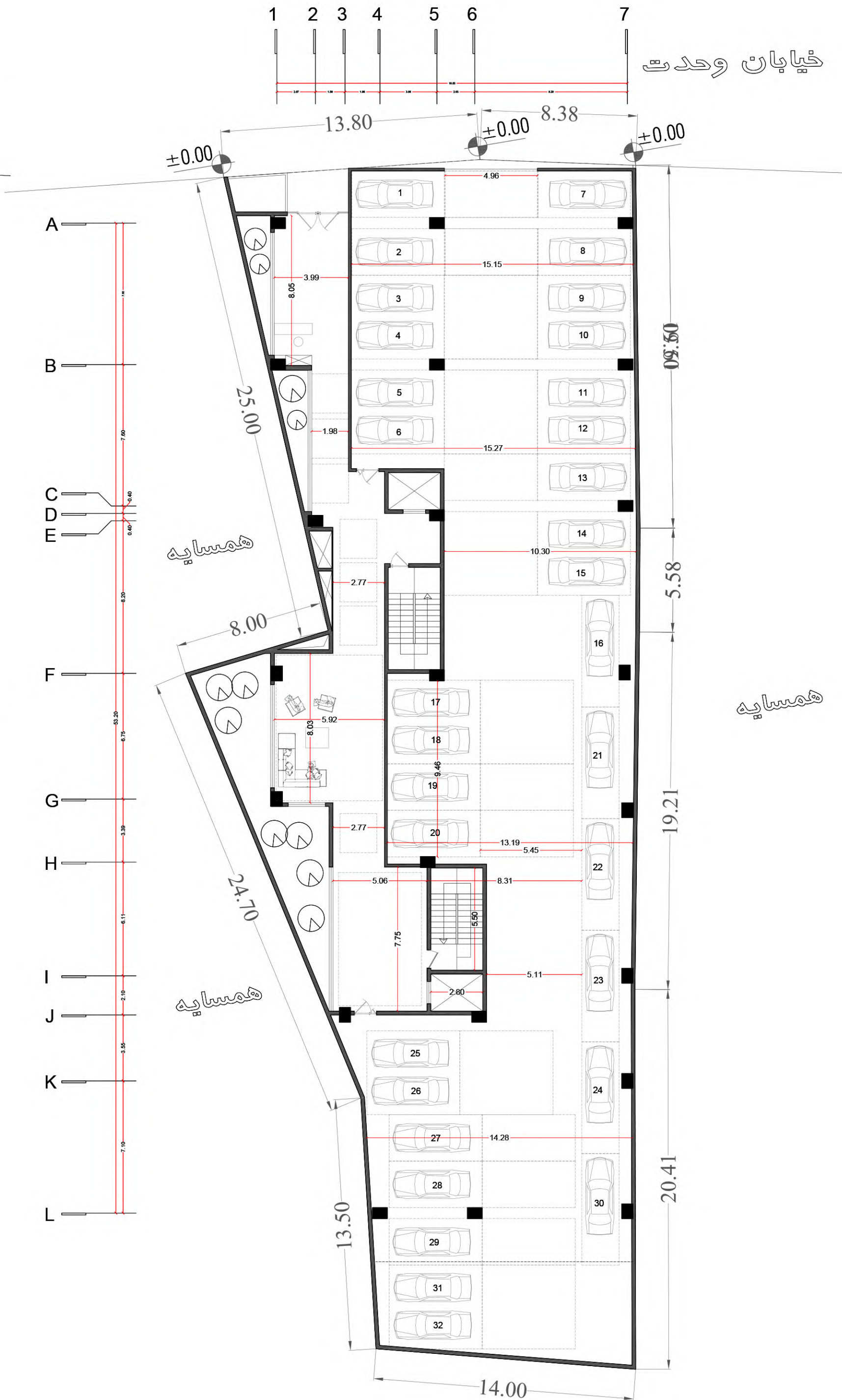
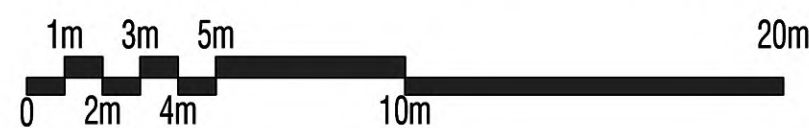
05 INTERIOR

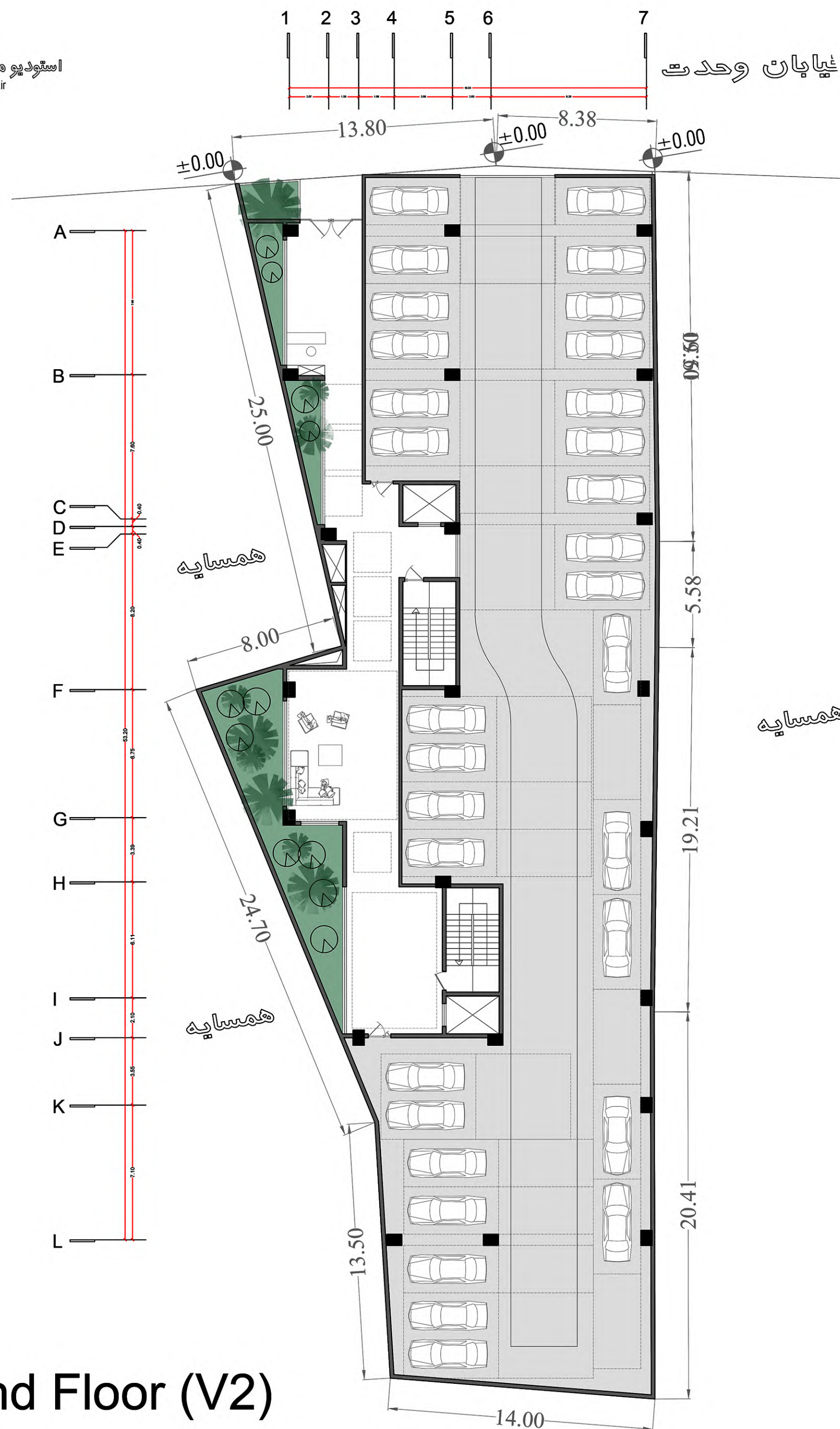
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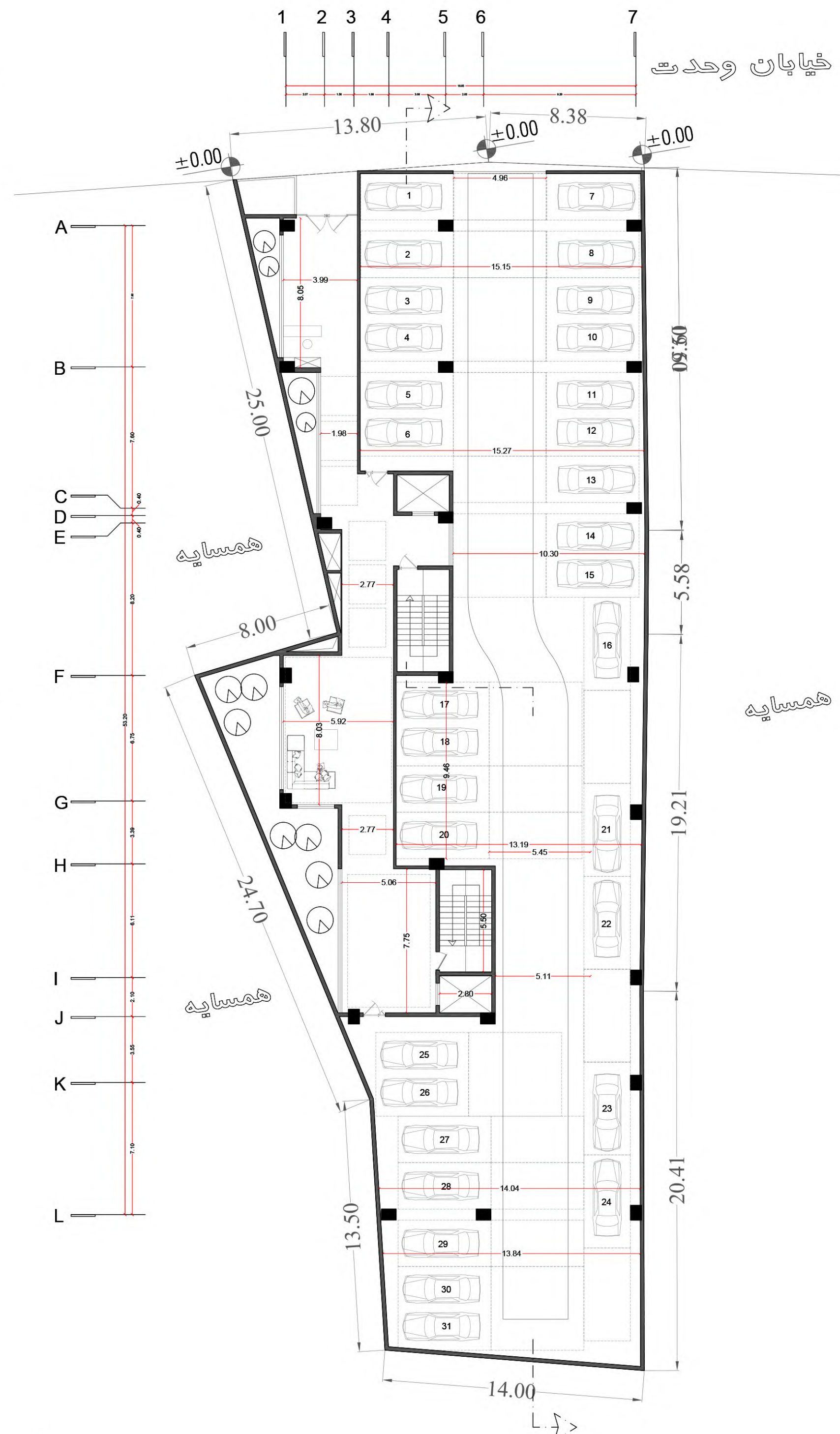


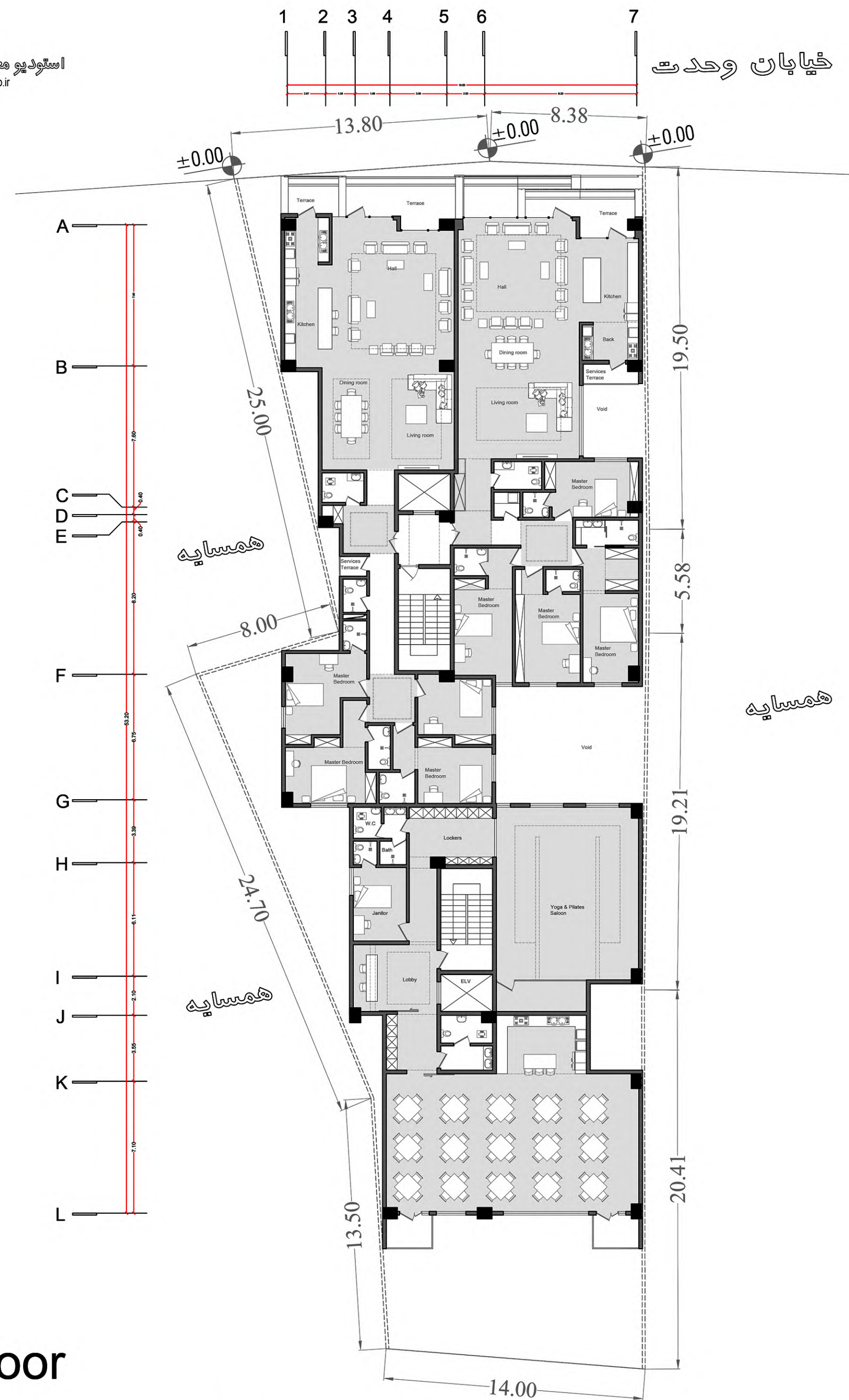
Ground Floor (V1)

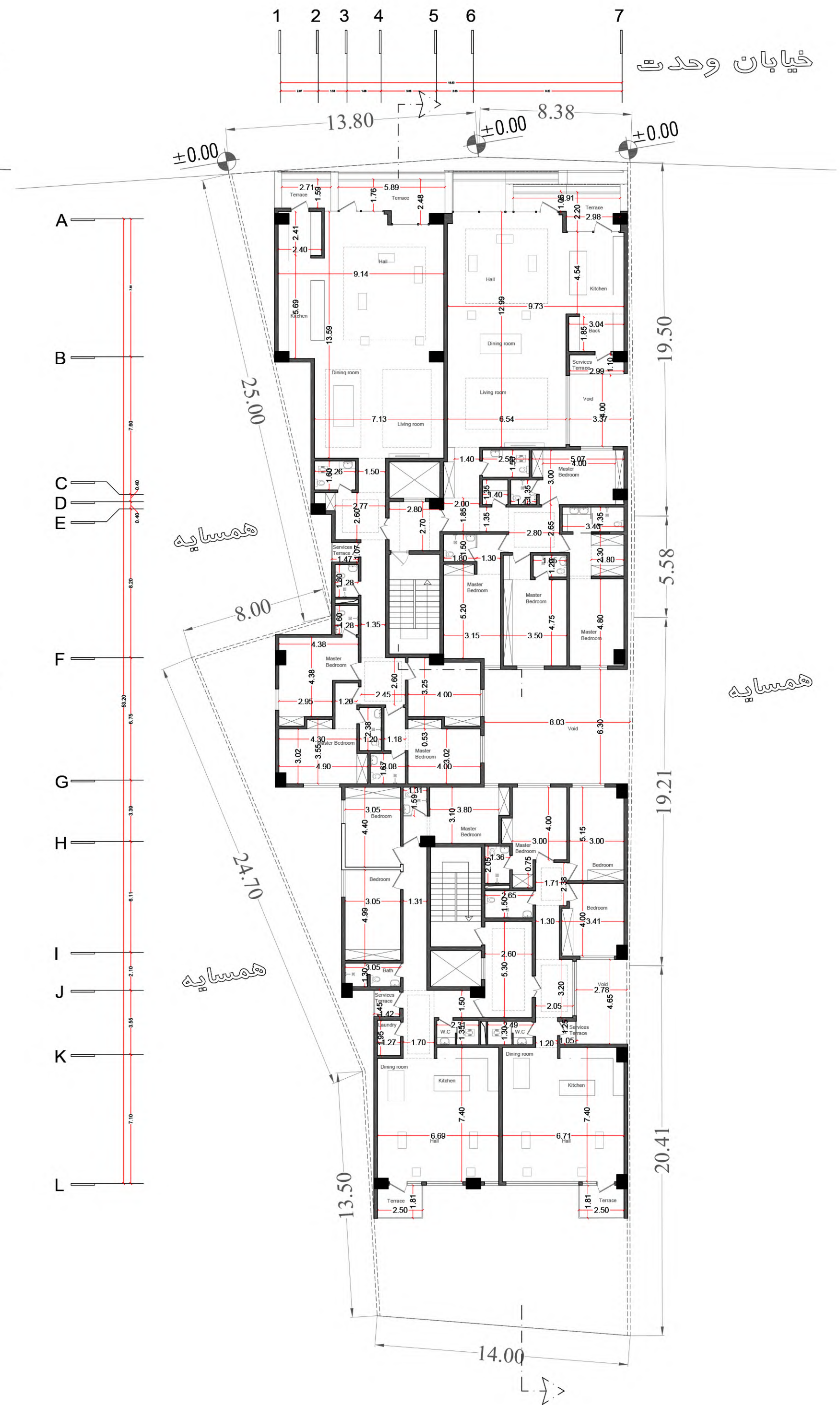
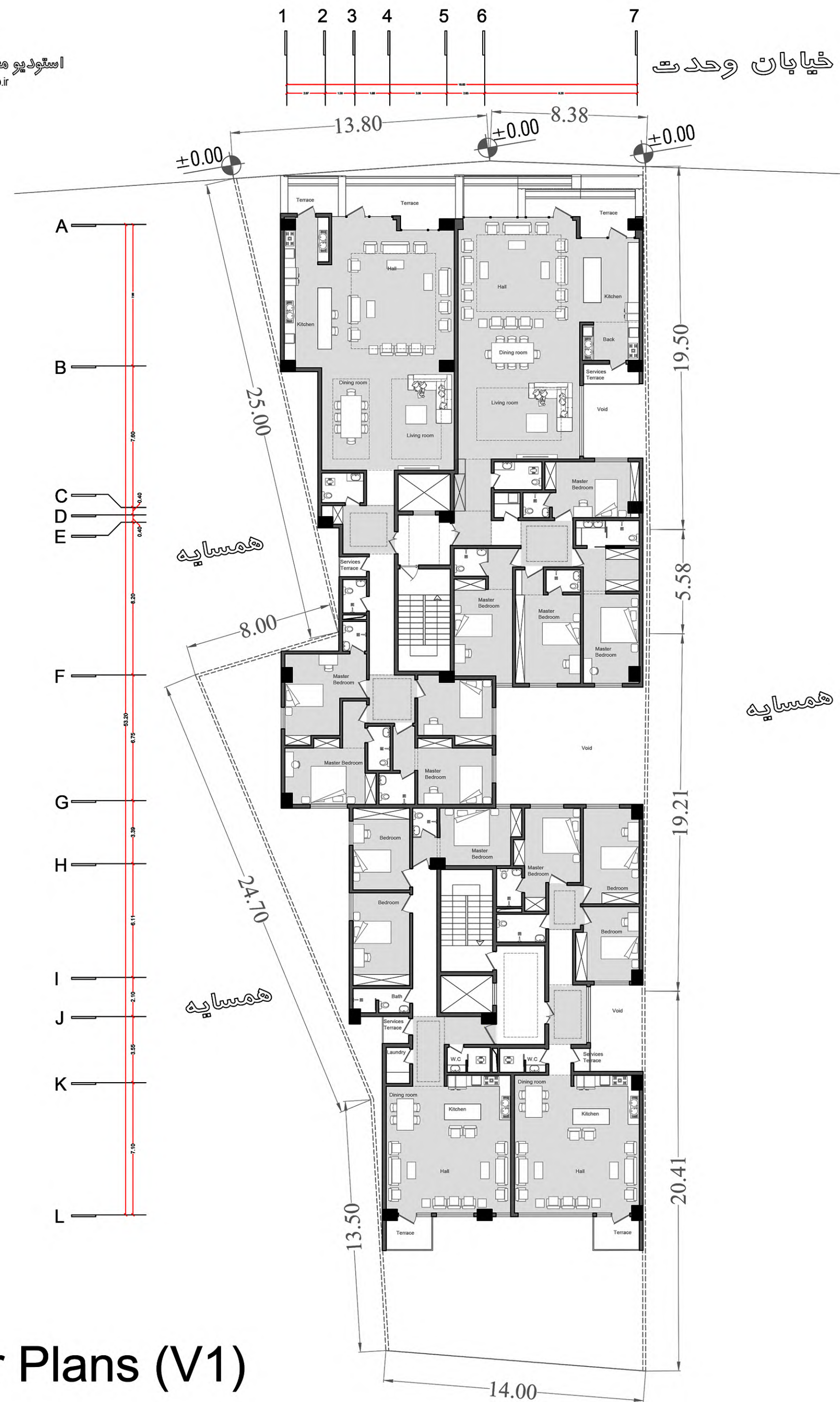




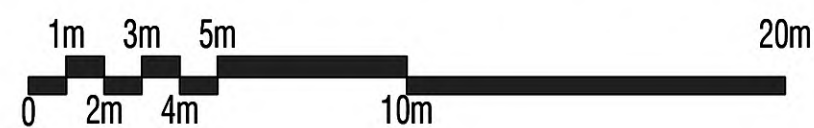
Ground Floor (V2)

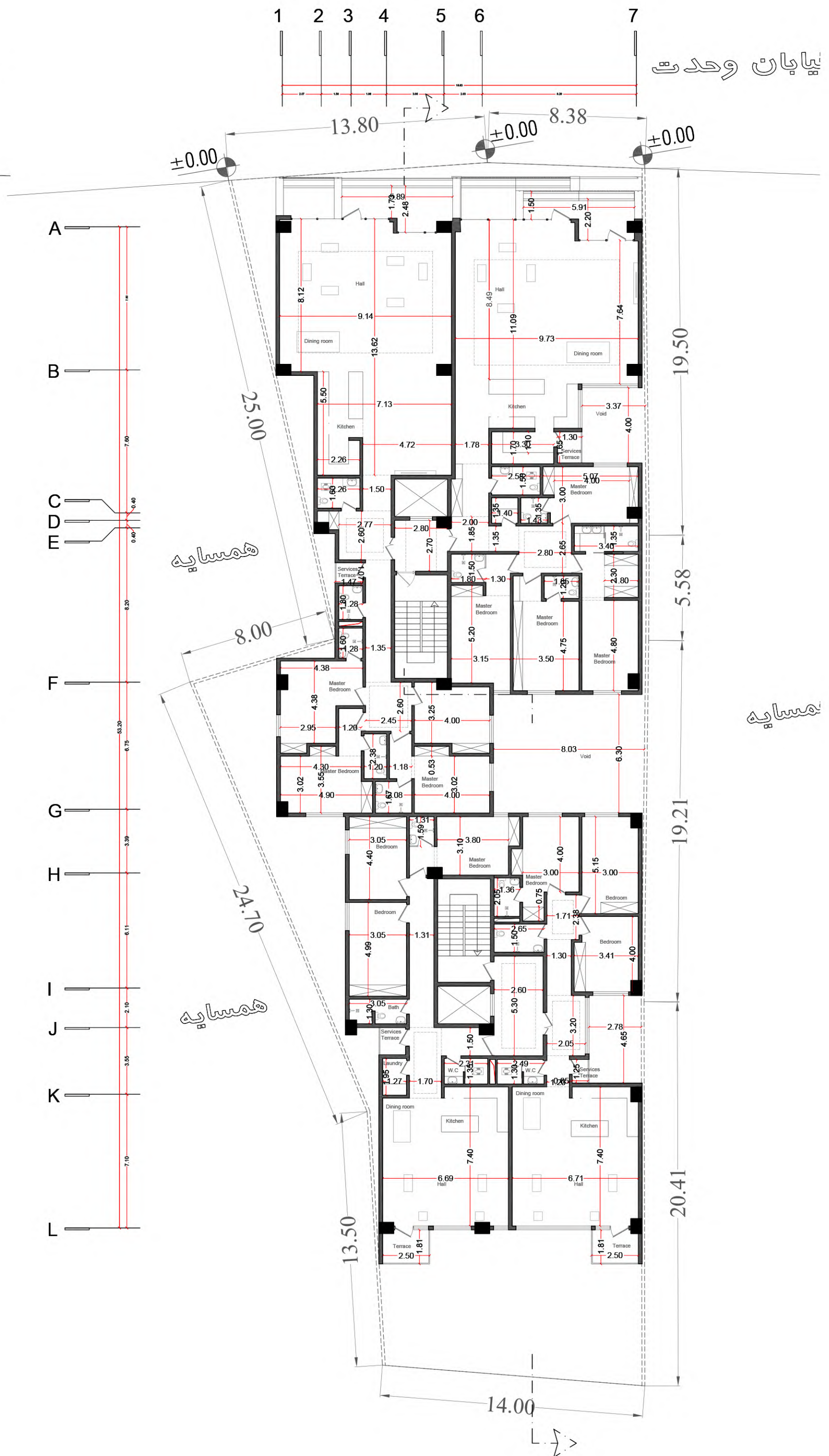
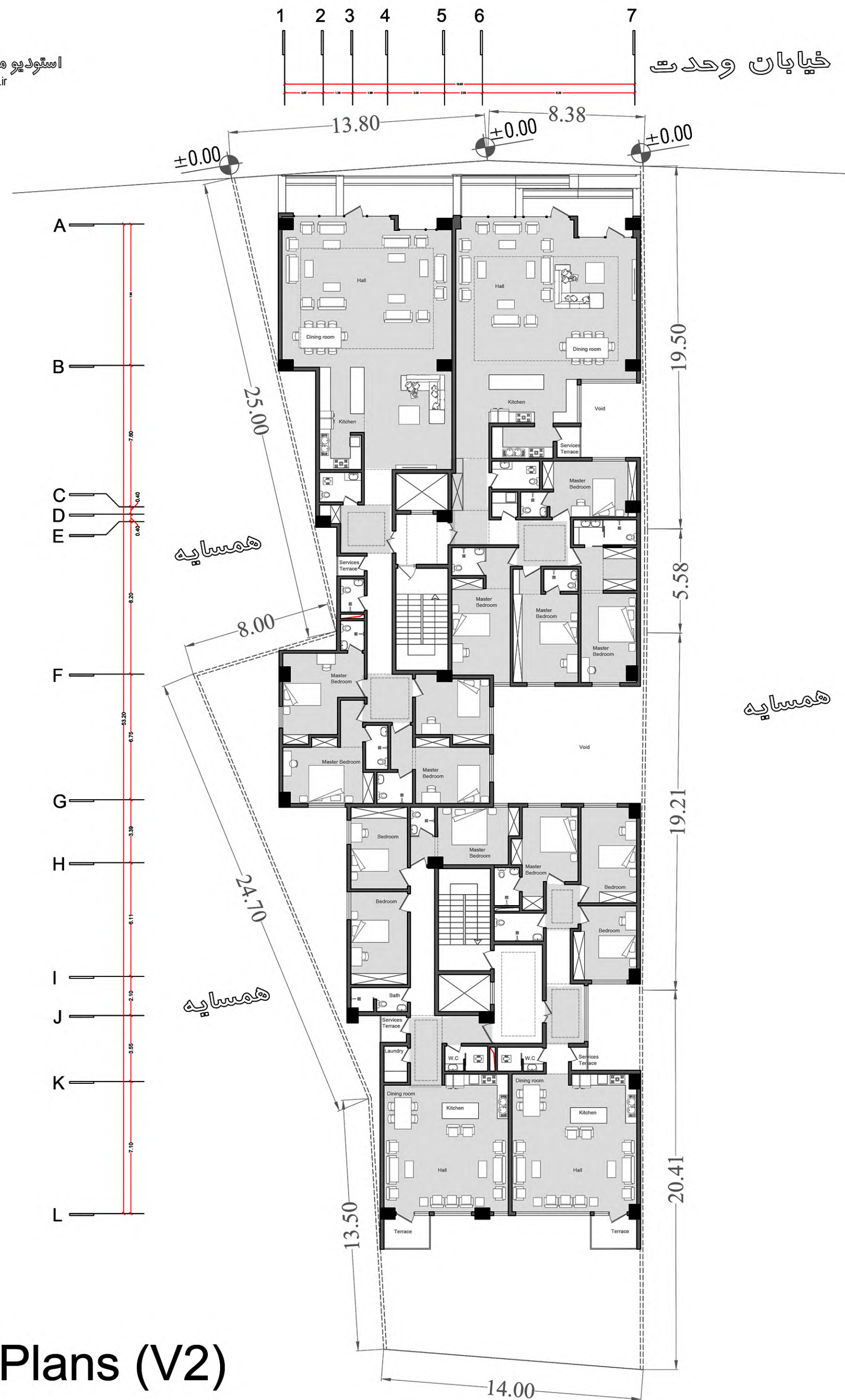




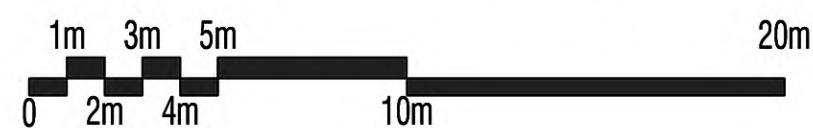


Floor Plans (V1)



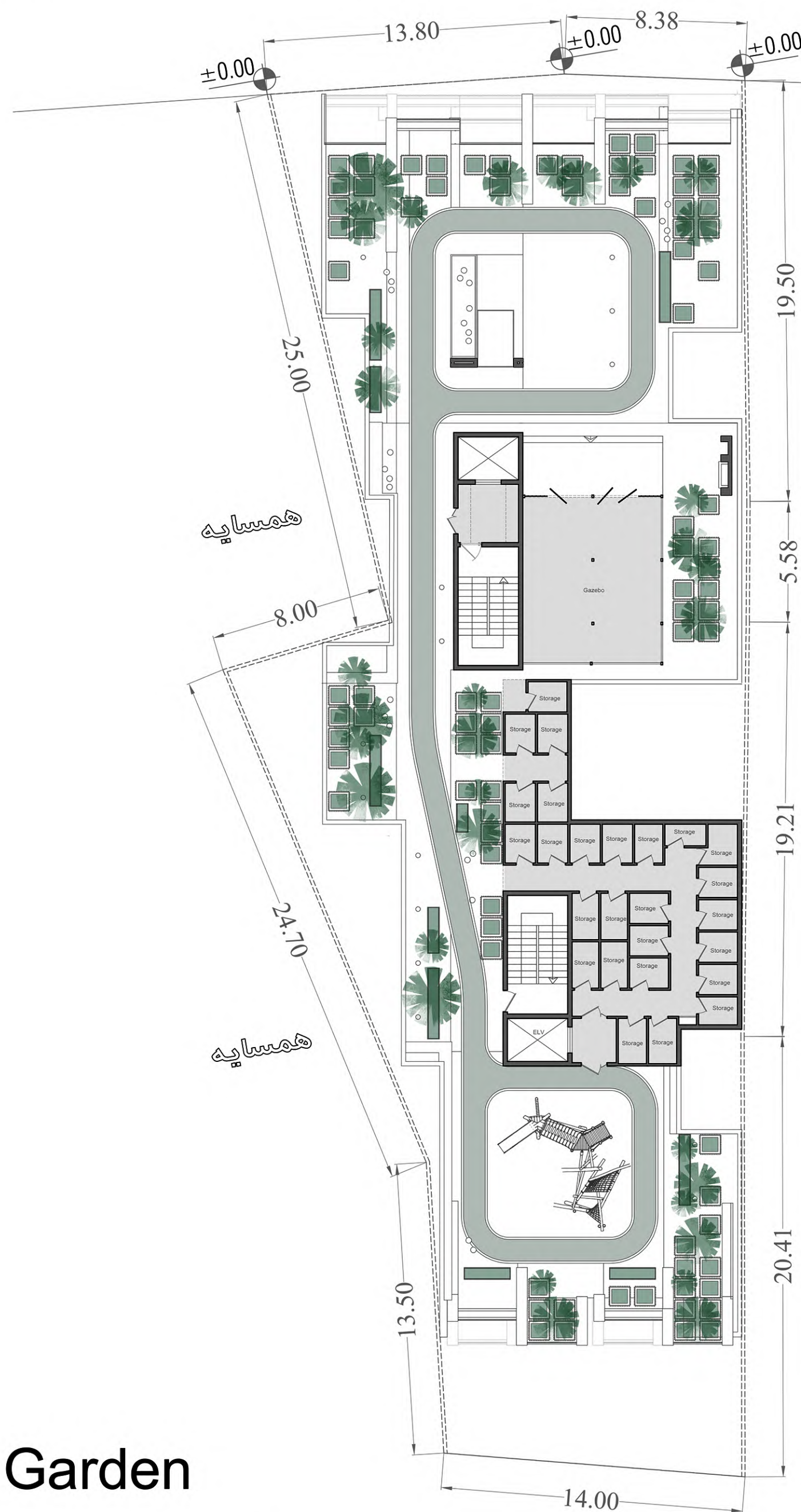


Floor Plans (V2)



خیابان وحدت

خیابان وحدت



Rood Garden



جدول مساحت کلی مسابقه ساختمان "کاپیار ۲۲"

مساحت کل طبقه	انبار		پارکینگ مزاحم	پارکینگ سالم	راه پله + آسانسور، لابی	مسکونی			کاربری
	مساحت	واحد	تعداد	تعداد	مساحت	مساحت واحدها	مساحت کل	واحد	طبقات
855.00	00	00	00	32	-	-	-	-	همگف
844.00	-	-	-	-	79.80	واحد ۱ : 241.40 واحد ۲ : 245.00 Gym 110.00 Saloon 154.00 Janitor 13.50	486.70	2	اول
844.00	-	-	-	-	68.10	واحد ۱ : 241.40 واحد ۲ : 245.00 واحد ۳ : 140.00 واحد ۴ : 148.00	775.60	4	دوم
844.00	-	-	-	-	68.10	واحد ۱ : 241.40 واحد ۲ : 245.00 واحد ۳ : 140.00 واحد ۴ : 148.00	775.60	4	سوم
844.00	-	-	-	-	68.10	واحد ۱ : 241.40 واحد ۲ : 245.00 واحد ۳ : 140.00 واحد ۴ : 148.00	775.60	4	چهارم
844.00	-	-	-	-	68.10	واحد ۱ : 241.40 واحد ۲ : 245.00 واحد ۳ : 140.00 واحد ۴ : 148.00	775.60	4	پنجم
844.00	-	-	-	-	68.10	واحد ۱ : 241.40 واحد ۲ : 245.00 واحد ۳ : 140.00 واحد ۴ : 148.00	775.60	4	ششم
844.00	-	-	-	-	68.10	واحد ۱ : 241.40 واحد ۲ : 245.00 واحد ۳ : 140.00 واحد ۴ : 148.00	775.60	4	هفتم
مساحت کل مجموعه	مجموع مساحت انبار		مجموع تعداد پارکینگ مزاحم	مجموع تعداد پارکینگ سالم	-	مجموع مساحت مسکونی			جمع
6763.00	00.00	00	00	32	-	5140.30			

پیوارهای مشترک بین فضای مسکونی و مشاعات (راه پله، آسانسور و لابی) جزء مساحت مسکونی محاسبه می شود

بازی به پر کردن خانه های با علامت (-) نیست

لطفاً پلی لاین مساحت کل طبقه و واحدهای مسکونی در فایل اتوکد ترسیم شود

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Public Spaces



LOBBY

The project lobby is its main showcase, a space that posed a challenging design task due to limited parking and the elongated floor plan.



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LOBBY

Given that the elevator waiting area receives the most traffic in the lobby, it must possess its own distinct aesthetic appeal.



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GYM

The gym space is designed in two sections: a fitness hall and a Pilates studio. The locker rooms and restrooms are positioned at the beginning of the access hierarchy.



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SALOON

The multipurpose hall is an integrated space of 150 square meters, with ancillary service and changing areas, along with a beverage bar and food service area.



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PARKING

Ground Floor Parking: This space has been designed with an aesthetic approach, harmonizing with the lobby, to maintain visual quality in the connecting areas, serving as a showcase for the project.



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In the Apartment



GRAND HALL

The reception hall, in combination with the living area and kitchen, forms an integrated space consisting of a rectangular geometry. The complementary connection between these spaces contributes to creating a sense of spatial harmony.



LIVING ROOM

The reception hall, in combination with the living area and kitchen, forms an integrated space consisting of a rectangular geometry. The complementary connection between these spaces contributes to creating a sense of spatial harmony.



KITCHEN

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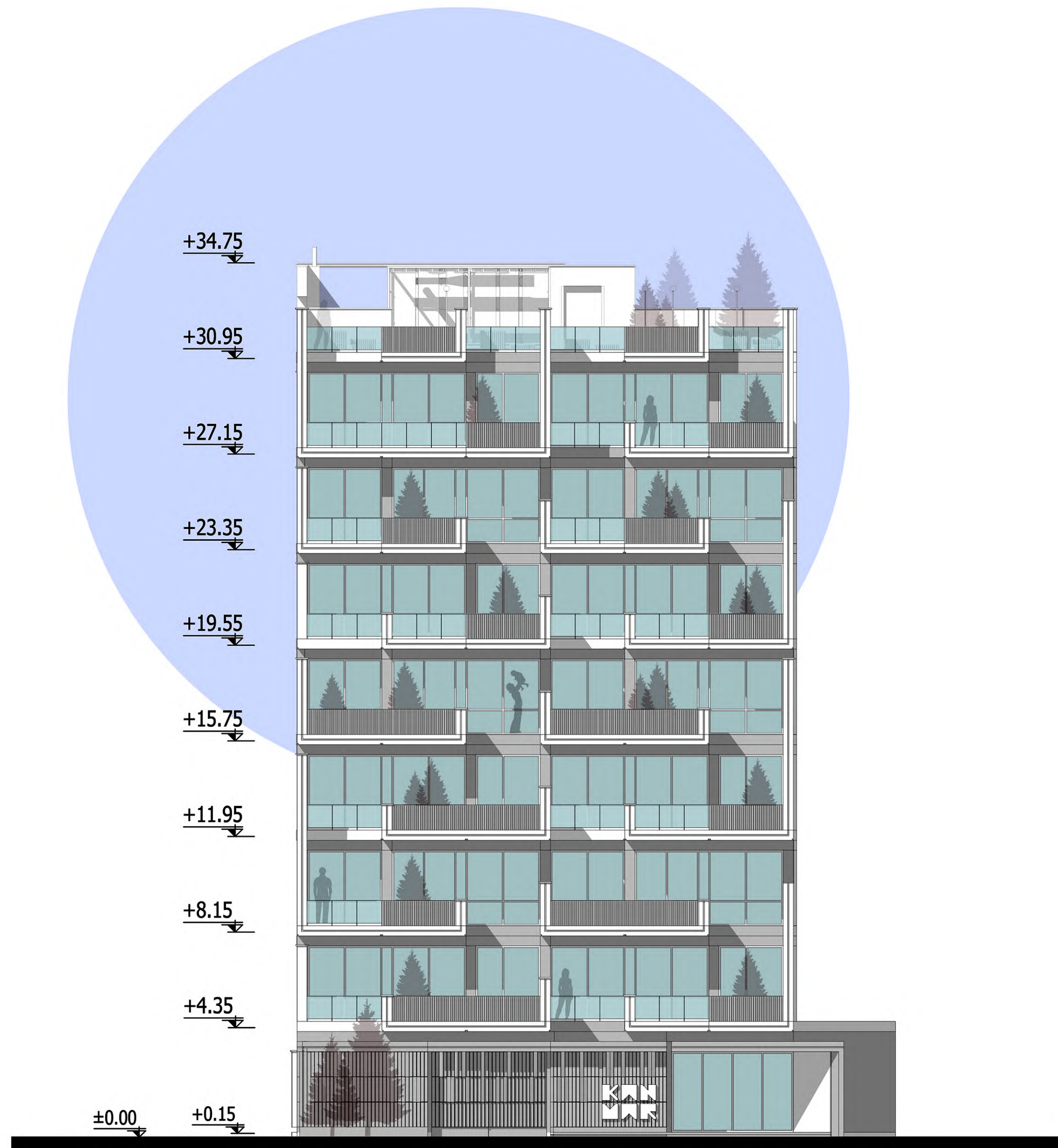
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NORTH ELV
ALT-01





SOUTH ELV
ALT-01



CROSS SECTION

موقعیت	متریال	محل استفاده
نما	سنگ Limestone	سطح بیرونی-تراس
	سنگ دبل بلک بوش همر	سطح بیرونی-تراس
	ورق فلزی ۱.۲ میلیمتر stainless با رنگ کوره	تراس
	قوطی ۳*۶ با رنگ کوره	تراس
	اجر نما ۱۰ در ۳۰ با بندکشی مشکی	سطح بیرونی-تراس
روف گاردن و محوطه	گرانیت فلیم شده	کف
	چمن به همراه زیرسازی و زه کشی	کف
	سنگ Limestone	دیوار
	سنگ دبل بلک بوش همر	دیوار
	ورق فلزی ۱.۲ میلیمتر stainless با رنگ کوره	قرنیز- گلدان درجا- آبنما
	قوطی ۳*۶ با رنگ کوره	سقف سبک
	جانپناه شیشه لمینت با فریم آلومینیوم مات	جانپناه
	اجر نما ۱۰ در ۳۰ با بندکشی مشکی	دیوار
داخلی	سرامیک اسلب تیره ۱۰۰*۳۰۰	کف لابی و مشاعات
	سرامیک اسلب روشن ۱۰۰*۳۰۰	کف لابی و مشاعات
	ورق فلزی ۱.۲ میلیمتر stainless با رنگ کوره + سنگ قلوه	گلدان زمینی
	موکت تایل سیزال	کفسازی جیم و سینما
	نازک کاری گچ و پرداخت رنگ اکریک	دیوار (مشاعات و واحد)
	ام دی اف خام با رنگ پلی استر	دیوار (مشاعات و واحد)
	اسلب مرمر سفید پاندا	دیوار لابی (لوگو وال)
	قرنیز فلزی توکار	دیوار لابی و مشاعات
	شیشه لمینت با فریم و یراق آلومینیوم	دیوار لابی و مشاعات
	کناف با پوشش رنگ اکریک	سقف (مشاعات و واحد)
	ام دی اف خام با پوشش رنگ پلی استر	سقف (مشاعات و واحد)



THIS IS THE END.